

## C. ZONING REGULATIONS

### 1. Uses by Right in DR Zones

A. Infill affordable housing is the preferred use within the plan area.

#### 1. Definition of Affordable Housing

Affordable Housing for the East Towson community is defined as housing affordable to households with income at or below 80 percent of the Baltimore area median income. For a family of four that this income limit would currently be \$34,800.

Affordability would generally be determined through the proportion of monthly income required for housing, which should not exceed 30 to 35 percent. The 1991 income levels representing 80 percent of the Baltimore area median by household size are shown below:

"Eighty Percent of Baltimore Area Median"  
"Adjusted for Household Size"

Size	Income
1	24,350
2	27,850
3	31,300
4	34,800
5	37,600
6	40,350
7	43,150
8	49,950

The rent or sale price affordable to households with income at or below this level varies depending on the type of assistance provided. Community Development Block Grant (CDBG) loans to a nonprofit developer may be applied to pre-development, land acquisition or construction costs to reduce housing costs. Buyers may also be assisted with CDBG funds for soft second mortgages or state funds which provide low-interest mortgage and/or settlement expense loans.

B. The following uses will be permitted within the plan boundaries:

1. Dwellings, including, but not limited to, one-family detached houses, one-family semi-detached houses, one-family group houses, patio houses, side-and-back- attached houses, two-family houses, town-house apartment buildings (including group-house apartment buildings), garden apartment buildings, and other apartment buildings.

In the case of housing for the elderly and assisted living facilities of fewer than four, see Section 432. [Bill No. 36, 1988.]

2. Local open space tracts or other common amenity open space.
3. Privately sponsored day care and nursery programs, as an ancillary use, within housing for the elderly projects, as defined in Section 101 of these regulations. [Bill No. 47, 1982.]
4. Accessory uses or buildings other than those permitted by Special Exception
  - a. Swimming pools, tennis courts, garages, sheds
  - b. Family child care homes for up to eight children in accordance with Bill 7-91.
5. Group child care centers and nursery schools within
  - a. Churches
  - b. Community Buildings
  - c. School Buildings
  - d. Residences as a Special Exception

C. Residential transition area (r.t.a.) definitions, uses and restrictions should remain in place in accordance with Section 1B01.1.B of the BCZR. However, r.t.a. standards may be relaxed for affordable infill housing by the County Review Group (CRG) or equivalent hearing officer. Section 1B01.1.B.1.c. exceptions to residential transition area may need to be amended.

1. A community input meeting must be held and the Compatibility/Design Review Process must occur prior to the granting of relief from r.t.a. standards.

2. Uses by Special Exception in DR Zones

- A. The following uses are permitted by Special Exception within the plan area:
1. Community buildings, swimming pools or other similar civic, social, recreational or educational uses, including tennis facilities provided that no tennis facility in DR 10.5 or DR 16 shall comprise more than six courts. (See Section 406.A of the BCZR)
  2. Group child care centers Class B - more than 12 children pursuant to Section 424 of the BCZR.
  3. Nursery schools pursuant to Section 424 of the BCZR.
- B. Any Special Exception shall meet the following overall criteria:
1. A Special Exception use shall be permitted only when the use is found by clear and convincing evidence to be consistent with the standards defined in D.3 a-k.
  2. Burden of Proof: The applicant seeking the Special Exception bears the burden of proof throughout the proceeding to demonstrate that the use is consistent with the standards of C.1. a-k.
  3. In a Community Conservation Area, there is a presumption that a Special Exception use is not consistent with the standards of C.1. a-k, which must be overcome by clear and convincing evidence.
- C. Improved Criteria for Granting Special Exceptions
1. Special Exceptions should be granted only in those few cases where the applicant can meet the following standards as set out on page 65 a-k in the Community Conservation Section.
  2. Inspections: The Zoning Enforcement Office shall inspect all Special Exceptions in the East Towson CCA to determine if they meet the requirements established by the Zoning Commissioner for each use.
  3. If a building or property in residential use is modified in order to be changed to another use that requires a Special Exception hearing before

permission is granted for the Special Exception, the Special Exception cannot be granted for a period of three years.

3. Uses by Use Permit In All Residential Zones, All Industrial Zones and In RO

Group child care centers, Class A (more than eight children but less than 12 children as an accessory use within single family detached dwellings (refer to Section 424.4 of the BCZR).

4. Variances

Variances in residential zones for uses other than residential additions, infill affordable housing, or church expansion should be discouraged.

5. Vacant or Abandoned Properties

Vacant or abandoned properties should be well maintained.

D. DEVELOPMENT PROCESS

1. Compatibility Review/Design Requirements

- a. Infill affordable housing is the preferred use for vacant parcels within the East Towson plan area (unless designated as open space, church expansion or community center expansion).
- b. All infill development within the East Towson plan area will require a finding of compatibility with densities, lot sizes, building design and materials, house type and open space ratios within the surrounding community. Building materials and architectural styles for all housing - single family, semi-detached and/or townhouses - should be compatible with the existing houses within the community.
- c. Residential transition area standards may be relaxed for affordable infill housing provided a community input meeting has been held and provided all compatibility standards have been met. (An amendment to Section 1B01.1B.1.c. of the Baltimore County Zoning Regulations may be used to create an exception to r.t.a. standards.)

2. Streetscape and Buffer

- a. Proposed redevelopment of sites within the town center and adjacent to the community will have an effect upon the East Towson Community in terms of traffic, character

of the area and liveability of community. Streetscape treatment along major streets that border the community is particularly important and should be of the highest quality.

b. The "Transitional Blocks"

The parcels within the community conservation plan that are immediately contiguous to the BM-CT district are greatly impacted by their close proximity to the core. These "transitional blocks" are the 400 block of Virginia Avenue and the 300 block of East Pennsylvania Avenue.

Landscape standards are needed which exceed the present Landscape Manual requirements to provide better buffers within the transitional blocks and the remaining community.

These standards should include the following:

1. Provide a boulevard treatment along Pennsylvania and Virginia Avenues. Street trees on center along Pennsylvania Avenue (both the n/s and s/s between Jefferson and Fairmount).

Within the RO zoned areas, (i.e. e/s Virginia Avenue, s/s Pennsylvania and the n/e corner Fairmount and Pennsylvania) the following standards should apply if redevelopment occurs to a nonresidential use:

1. Utilize shared access with small shared parking in the rear yard.
2. Pave the alley paralleling Pennsylvania Avenue but allow no new curb cuts on the southside corner of Pennsylvania.
3. Acquire off site easements for landscaping if it is not possible to provide an adequate buffer on site.

3. Assembly of Lots

The assembly of lots except for the purpose of constructing affordable housing, or church expansion in accordance with the plan should be discouraged.

4. Community Actions

- a. An East Towson Community Review Panel may be established to make recommendations to the hearing officer or other equivalent development authority for any development project, special exception request, or infill housing project.

- b. The East Towson Compatibility Review Panel may consist of representatives from the umbrella group, neighborhood residents and if possible design professionals, i.e. architects or landscape architects who live or work within or nearby the plan boundaries.
- c. The East Towson community will review waivers from the Development Regulations on a case by case basis. For example, a waiver of CRG meeting or public works standards may be desirable if it is in keeping with the spirit and intent of the community conservation plan.

## E. TRANSPORTATION

### 1. Road Recommendations

Transportation solutions should be developed with continuing input from the East Towson Community in order to minimize the impact of commuter and town center traffic upon the community.

The following strategies are recommended:

- Fairmount Avenue - No widening
- Hillen Road - Retain as a 2-lane road
- Virginia Avenue - Remove on street parking if necessary, do not widen beyond existing paved width
- Delaware Ave - Increase commuter use of Delaware

A new north/south street will be created linking Eudowood Lane and Pennsylvania Avenue and the proposed townhome/flat development north of Pennsylvania Avenue.

### 2. Permit Parking

In conjunction with Baltimore County's Traffic Engineering and OPZ, a permit parking program should be developed to alleviate commuter parking problems and minimize inconvenience to East Towson residents. The program will need to be carefully staged since the two RO zoned blocks are not eligible for permit parking under current legislation.

It may be necessary to amend the permit parking legislation so it will apply to nonresidentially zoned areas within the Community Conservation Areas and/or Enhancement Areas.

F. HOUSING

1. Strategies to Improve Quality of Housing

Rehabilitation of the existing housing stock is another means to achieve community conservation.

2. Home Ownership

Baltimore County Office of Community Development has available for home owners rehabilitation loans and grants for minor maintenance. This Department also has available information about low interest mortgages to renters who wish to purchase the homes they have been renting. The three Baltimore County owned rental properties should be made available for sale to those individuals currently renting them.

3. Community Actions

A community work session is needed to provide "hands on" assistance for East Towson land owners who wish to make application for loans and for grants.

An education program in cooperation with Community Development is needed to provide information about the availability of local and state rehab loans to landlords and homeowners. A one day workshop to assist residents in making application for loans or minor maintenance grants for the elderly would provide useful information.

With the East Towson enhancement area, a citizen's team would make exterior inspections and would proceed with a positive intervention prior to submitting a complaint through the Enforcement Section of Community Development. For example, if exterior painting is needed or shutter, porch, roof or other repair, the citizen's team will assist the property owner in making application through Community Development for obtaining a rehabilitation loan or grant. If the home owner is not eligible for these programs, the team will work with a program to be developed in the future in conjunction with the Home Builders Association of Maryland. A youth work force will be trained in cooperation with the public and private sector to provide minor maintenance at low cost while at the same time developing construction skills in the youth.

G. HISTORIC BUILDINGS

Owners of buildings that qualify for the County's Preliminary and Final Landmarks List, like St. James A.U.M.P. Church, Carver School, and the "shotgun shack" on Railroad Avenue should apply for listing. A commemorative plaque should be placed at the former site of the Prince Mason's Lodge.

The Executive Director of Historic Towson and the Executive Secretary, Baltimore County Landmarks Preservation Commission can provide assistance concerning the process for listing these buildings.

## 2. DESIGN PLAN

### INTRODUCTION

The design component of the East Towson Community Conservation Area/Action Plan as shown on Map 5 is intended to:

1. strengthen the identity of the East Towson community;
2. stabilize the existing residential community with the development of infill affordable housing;
3. increase and improve public open space;
4. encourage a pedestrian environment;
5. develop the Carver School as a community center; and
6. represent the ideal for the East Towson Community.

### Community Identity

Gateways should be established at the intersections of Virginia Avenue and Towsontown Boulevard, Fairmount Avenue and Towsontown Boulevard, and Fairmount and Pennsylvania Avenues to clearly define the community. Gateways will include identity signs and be landscaped with ornamental trees and shrubs.

### Affordable Housing

The existing housing stock in East Towson consists of ± 81 single family homes and duplex units and 29 townhouse apartments. The design plan illustrates a total of 202 housing units in the community. The plan provides for four housing types: approximately 27 single family homes, 24 semi-detached homes, 29 townhomes, and 12 flats.

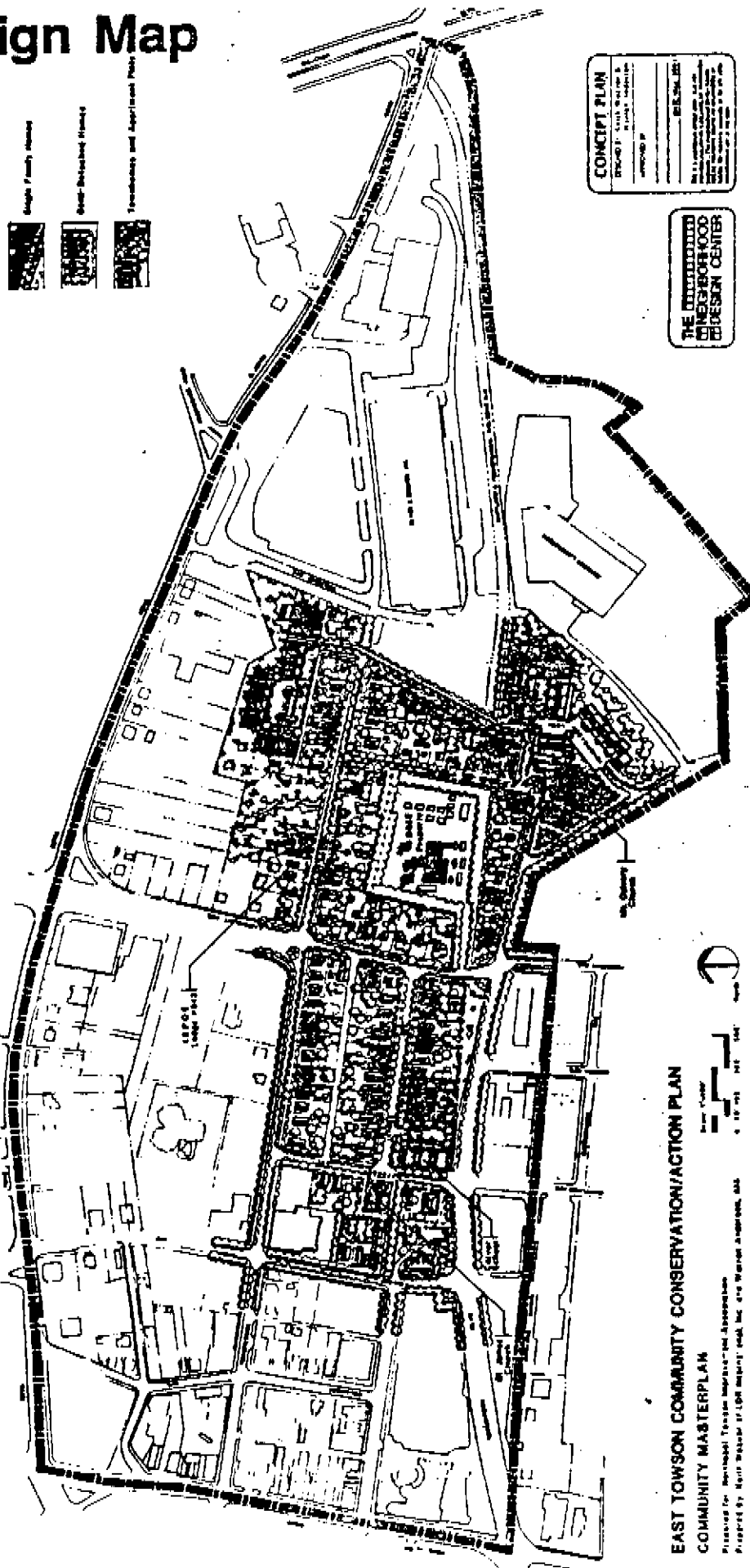
The architecture and streetscape on Lennox Avenue should be used as the model for revitalization of the community. Affordable housing should be compatible with existing housing in style, material, and siting.

Higher density housing--townhomes and flats--should be located north of Pennsylvania Avenue, behind existing homes, to serve as a transition area from the very high density development on Joppa Road. A semi-detached unit and single family units should be located at the gateway corner of Virginia Avenue and Towsontown Boulevard; townhomes and/or flats should be located along the north and south sides of Eudowood Lane between a new north/south street and the Black & Decker site.



# Design Map

MAP 2



Single family detached and semi-detached homes should be constructed on individual lots. Lots equal to or greater than 50 feet wide are suitable for semi-detached homes.

The stream and surrounding wetlands through the property north of Pennsylvania Avenue make this site difficult to develop except for the frontage along Pennsylvania Avenue. Development is restricted by a 100' setback requirement from the stream and 25' setback requirement from designated wetlands. Lots for detached houses can be divided along the frontage in a linear manner.

#### Public Open Space

The present site of the Masonic Lodge should become public open space to serve as a connection between Virginia and Jefferson Avenues. This open space should also allow the opportunity for expansion of St. James A.U.M.P. Church. County-owned property along Towsontown Boulevard and the northeast corner of Fairmount Avenue and Towsontown Boulevard should be used as public open space, with the corner of Fairmount and Towsontown developed as a vest pocket park. The gateway at Towsontown Boulevard and Virginia Avenue should also become a vest pocket park. The stream crossing the Mangione Property should provide an open space corridor to Joppa Road and would be dedicated to Baltimore County as part of the subdivision process.

#### Pedestrian Use and Vehicular Circulation

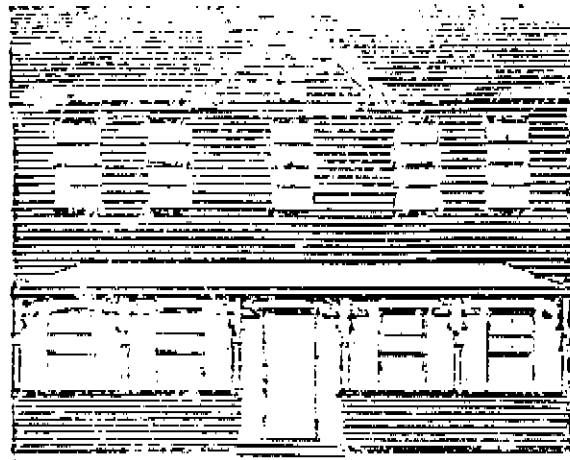
Pedestrian traffic should be encouraged by creating shaded walkways along all residential streets. Pedestrian access to the town center should be enhanced along Towsontown Boulevard, Virginia and Pennsylvania Avenues. All pedestrian traffic should be routed along streets except for open spaces which will connect streets. Long-lasting shade trees such as oaks, maples, and sycamores should be planted along sidewalks of each residential street. Where the right-of-way is too narrow to accommodate street trees, the County should arrange, to the extent possible, to plant trees within front yards on private lots.

Pedestrian access should be provided along Maryland Avenue and Center Avenue to improve the connection with Towson Manor Village.

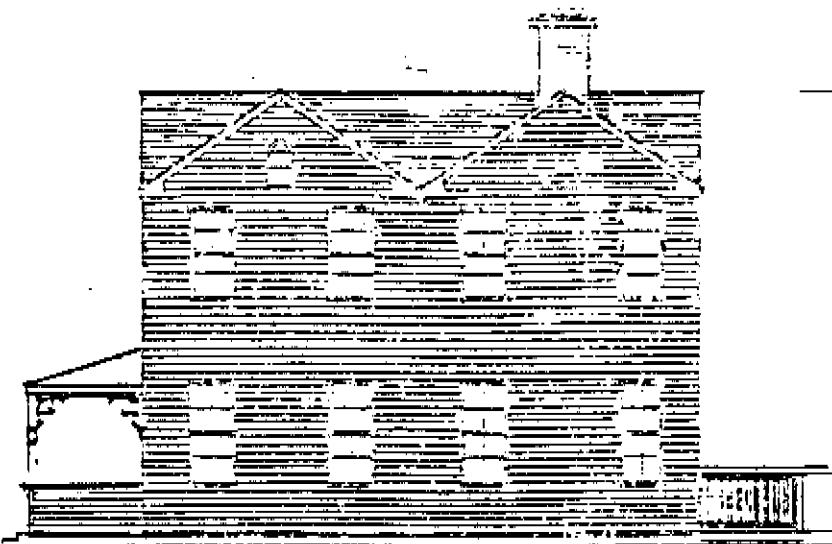
A new north/south street should be created linking Eudowood Lane and Pennsylvania Avenue and the townhome/flat development north of Pennsylvania Avenue. The development north of Pennsylvania should include an entry drive to provide vehicular access into the development. Railroad Avenue has been re-opened at the south terminus to improve vehicular access to the east side of the community. The re-opening of Railroad Avenue not only re-establishes the link to Eudowood Lane, but provides a drop-off for Mt. Calvary A.M.E. Church.

# Single Family Detached House

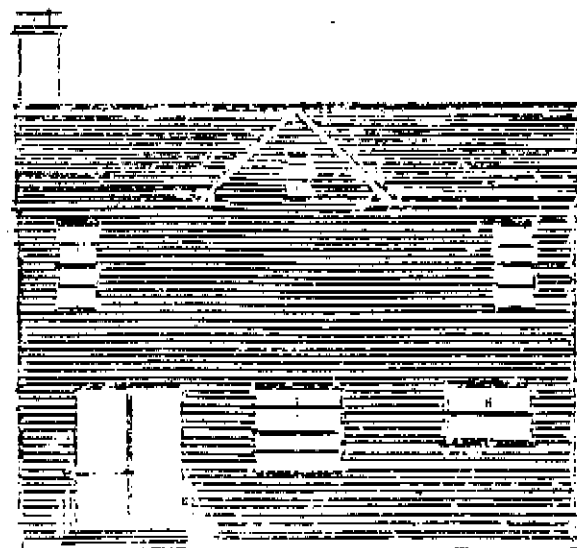
Wide Lot



FRONT



SIDE

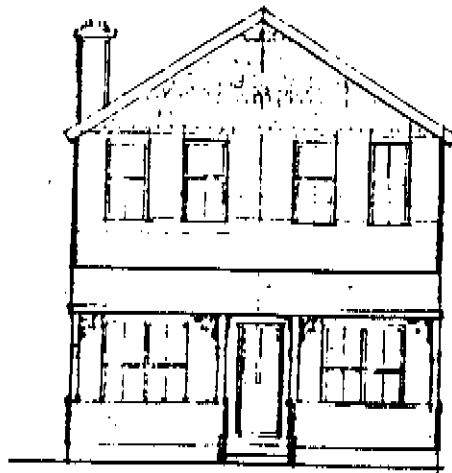


REAR

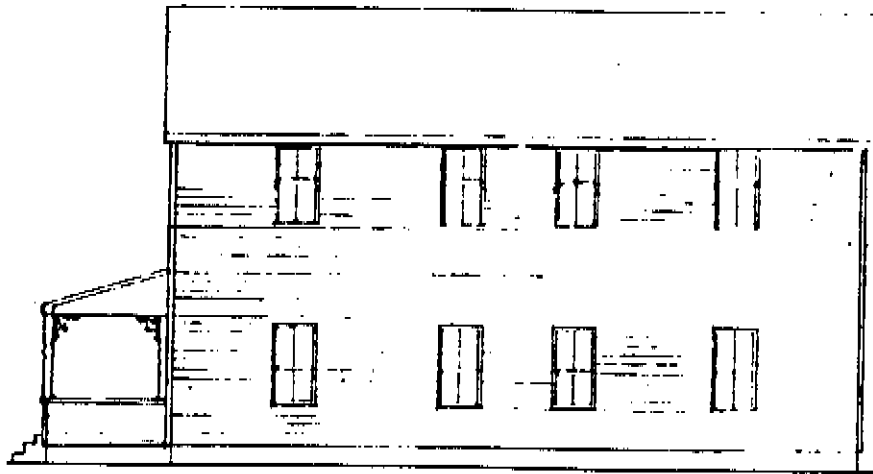
THE   
NEIGHBORHOOD  
DESIGN CENTER

# Single Family Detached Elevations

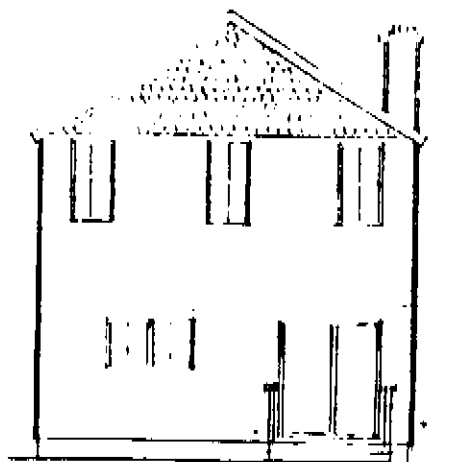
## Narrow Lot



FRONT



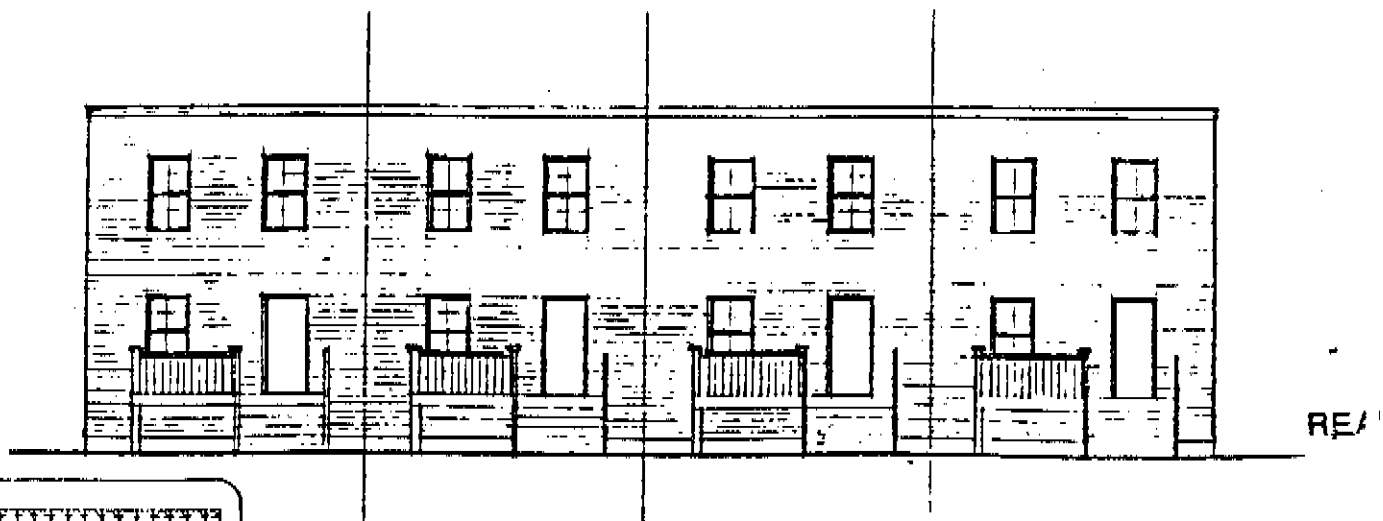
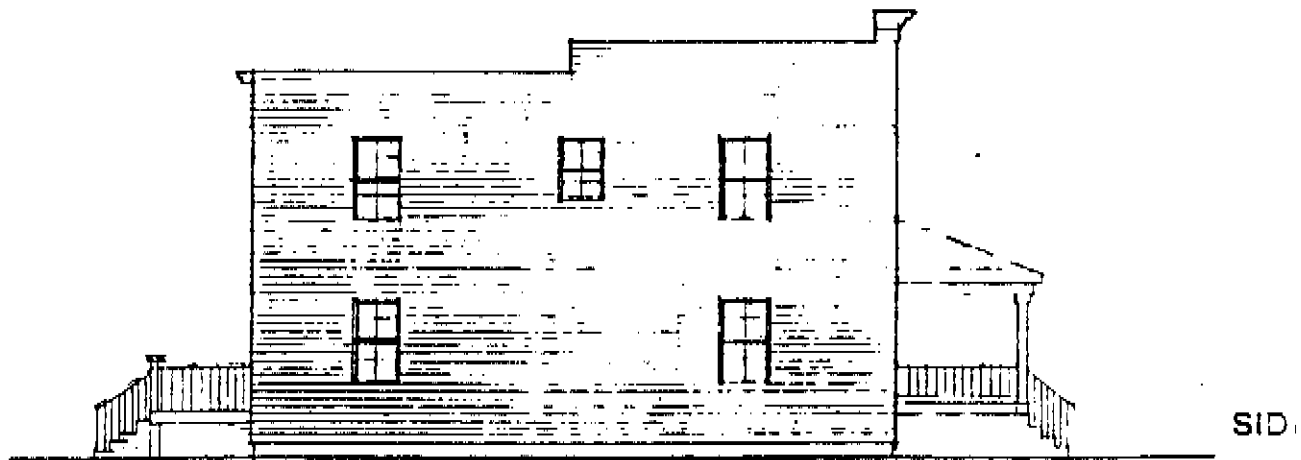
SIDE



REAR

THE [STYLIZED LOGO] NEIGHBORHOOD  
DESIGN CENTER

# Rowhouse Elevations

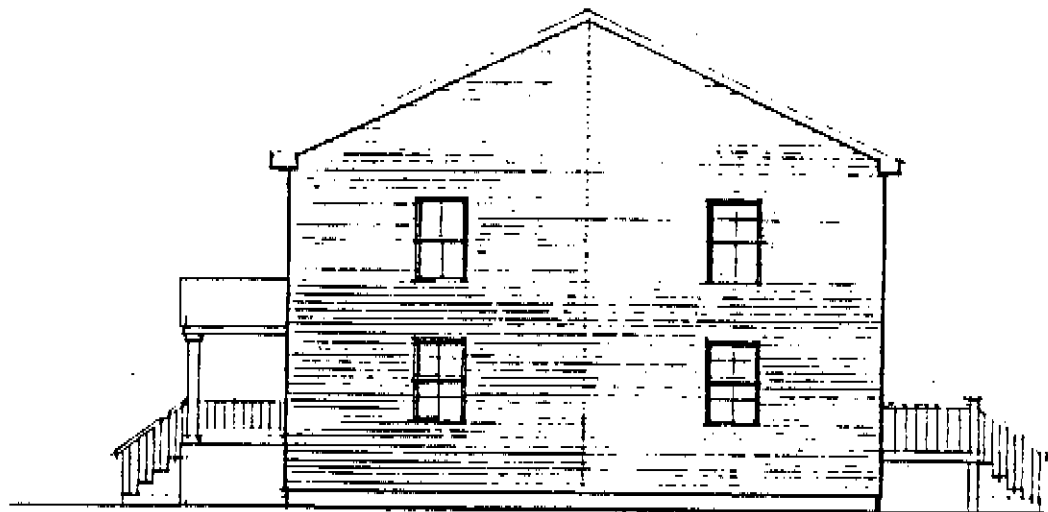


THE CITY OF  
NEIGHBORHOOD  
DESIGN CENTER

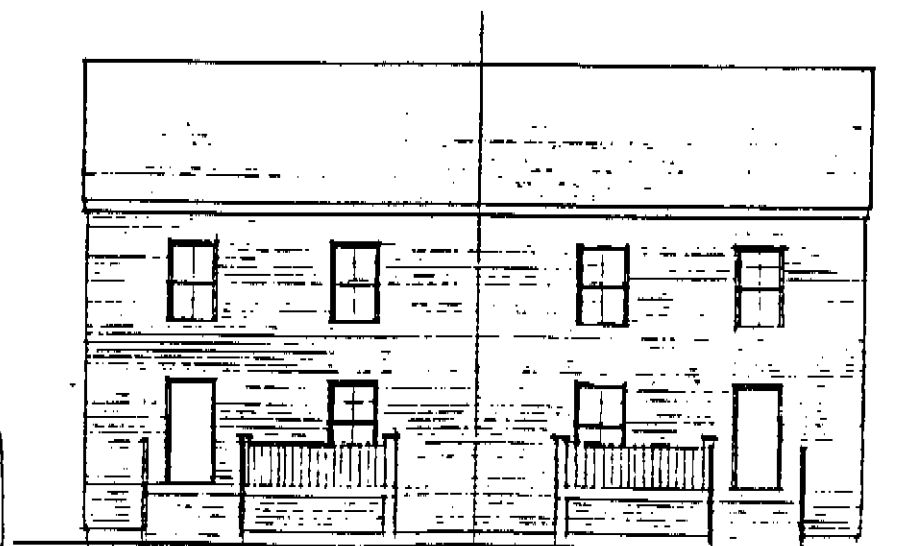
# Duplex Elevations



FRONT



SIDE



REAR

THE   
NEIGHBORHOOD  
DESIGN CENTER

### Community Action

The community will work with Baltimore County, Baltimore Gas & Electric and the State Forester to develop a street tree replacement/planting program. Curb cut parking along Lennox Avenue should be removed in favor of curbside parking. Landscape improvements along the perimeter of BG&E's site will serve to buffer this site and the surrounding residential properties.

### Community Center

East Towson is fortunate to have four nodes of community activity which help define its identity: the Elks Lodge, Carver School, St. James A.U.M.P. Church, and Mt. Calvary A.M.E. Church. Development of the Carver School into a community center and the expansion of the Mt. Calvary A.M.E. Church will enhance the effectiveness of these community anchors.

Analysis of the Carver School building for possible expansion to include a child care facility, meeting space for community groups, and upgraded interior and exterior recreational facilities should be completed expeditiously. Off-street parking will be provided adjacent to the school.

### Affordable Housing Prototypes

The architectural drawings on the preceding pages are the affordable housing prototypes for four styles of infill housing. They are a single family detached house on a narrow lot, a single family detached house on a wide lot, a semi-detached (duplex) house and town-houses.

The architectural style is very simple; the detailing emulates the Victorian style of the houses existing within the community. There are front porches, gabled roofs, and windows on three sides of the house.

## **3. EAST TOWSON IMPLEMENTATION**

### **A. IMPLEMENTATION ACTIONS**

Implementation of the East Towson Enhancement Area Action Plan will require the services and resources of both private and public agencies. Immediately following the adoption of the East Towson Enhancement Area Action Plan by the Baltimore County Council, the Office of Planning and Zoning, and the North East Towson Community Improvement Association with assistance from other County agencies will prepare a detailed implementation schedule for specific actions outlined within the plan.

## B. COMMUNITY IMPLEMENTATION ACTIONS

A nonprofit, community based development corporation will be responsible for coordinating implementation efforts. The North East Towson Community Improvement Association is in the process of establishing a development corporation. Immediately establish a Board of Trustees comprised of residential and nonresidential property owners to promote and continue dialogue, share expertise, create a mechanism for implementing community enhancement programs.

The rehabilitation, development, sale and rental of new housing should be the responsibility of the East Towson Development Corporation (ETDC). In order to ensure that the ETDC will have control over new housing, private funds in addition to public funds will be needed.

The ETDC will work in conjunction with the Towson business community, the local churches, foundations, other nonprofits and government agencies in the implementation phase of the plan. Some elements of the plan may require the joint efforts of all public and private entities while other elements may be the sole responsibility of an individual agency or organization.

Developers and property owners should work with the East Towson Community to:

1. discuss specific development proposals prior to submittal of plans to Baltimore County for CRG approval or extensions.
2. notify the community of Design Review Panel (DRP) meetings, in the event that a DRP is formed for the review of a developer's specific proposal.
3. minimize development/traffic impacts of new development upon the adjacent residential neighborhoods.
4. address the issue of the surface parking lots that are unpaved and lack screening.
5. provide technical assistance to the East Towson Community to meet its objectives.
6. assist in the development and funding of a Revolving Loan Fund to assist residents in acquiring, developing and rehabilitating housing in the East Towson Enhancement Area Action Plan.